

Glossary of Terms (Appraisal Detail):

YR Improv

The year reported in the sub area detail is the actual year that the improvement was constructed.

Year Built

The year reported in both the appraisal detail is the actual year that the improvement was constructed.

A/C (Air Conditioning)

The cooling unit reported in the appraisal detail is the integral part of the system designed to control room temperature and humidity by means of ventilation, air circulation, and air cleaning.

Bedrooms

The number reported in the appraisal detail is the total bedroom count for the improvement.

Baths

The number reported in the appraisal detail is the total bathroom count for the improvement.

Arch (Architectural Design)

The building design reported in the appraisal detail is the construction style of the improvement.

Roof Structure

The top portion of the structure reported in the appraisal detail is the roof style associated with the improvement.

Exterior (Exterior Wall Covering)

The outside wall material reported in the appraisal detail is the type of siding fastened to the sheathing of the improvement.

Roof Covering

The roof surfacing material reported in the appraisal detail is the type of waterproof cover associated with the top part of the improvement.

Heat (Heating Type)

The device or heating system reported in the appraisal detail is the heating type associated with the improvement.

Foundation

The part of the structure reported in the appraisal detail is the material type which is at or below the surface of the ground and on which the improvement is erected.

Kitchen (Kitchen Type)

The area set apart for cooking as reported in the appraisal detail is the kitchen type associated with the improvement.

Windows (Window Type)

The glassed opening in the wall or ceiling reported in the appraisal detail is the window style that provides natural light and ventilation for the improvement.

Shape

The modifier reported in the appraisal detail is based upon the dimensions and configuration of the improvement.

Floor (Floor Covering)

The floor surfacing material reported in the appraisal detail is the type of cover on which one walks over in rooms associated with the improvement.

Quality (Construction Quality)

The degree of construction excellence reported in the appraisal detail is based on building materials and characteristics associated with the improvement.

Interior (Interior Wall Finish)

The inside wall material reported in the appraisal detail is the type of finish applied to the interior framing associated with the improvement.

Frame

The type and arrangement of parts fitted together which supports or gives shape to a building.

First Floor Area

The total horizontal surface area of only the primary improvements found on the first floor in a building computed from its outside dimensions (i.e. the heated parts of a home or the occupancy areas of a commercial/industrial building).

Example:

<u>Sub Area Description</u>	<u>Actual Area(SF)</u>	<u>First Floor Area(SF)</u>
2 Story with unfinished walkout basement	720	720
1 Story with unfinished walkout basement	572	572
1 Story with no basement	32	32
Frame Open Porch	112	
Attached Frame Garage	840	
Deck Good	427	
First Floor Area		1,324

Actual Area

The total horizontal surface area of all improvements found on the first floor in a building computed from its outside dimensions (i.e the heated parts of a home, porches, decks, patios, and garages; the occupancy areas of a commercial/industrial building; the first floor footprint).

Example:

<u>Sub Area Description</u>	<u>Actual Area(SF)</u>
2 Story with unfinished walkout basement	720
1 Story with unfinished walkout basement	572
1 Story with no basement	32
Frame Open Porch	112
Attached Frame Garage	840
Deck Good	427
Actual Area	2,703

Heated Area

The total floor areas of only the primary improvements associated with a building that have been modified to reflect a weighted contribution based on the specific design and use of each individual improvement (i.e. the weighted contribution for each individual improvement associated with the heated parts of a home or the occupancy areas of a commercial/industrial building is based upon a percentage that was derived from the market place and applied to the computer aided mass appraisal program utilized by the Stearns County Assessor's Office). NOTE: The heated area is not the same as the gross heated area of a building that is recognized as the total heated floor areas.

Example:

<u>Sub Area Description</u>	<u>Actual Area(SF)</u>	<u>%</u>	<u>Heated Area(SF)</u>
2 Story with unfinished walkout basement	720	200	1,440
1 Story with unfinished walkout basement	572	130	744
1 Story with no basement	32	100	32
Frame Open Porch	112		
Attached Frame Garage	840		
Deck Good	427		
Heated Area			2,216

Sub Area

A three-character abbreviation that describes an individual improvement associated with a home or a commercial/industrial building (i.e. a horizontal and/or vertical surface area of a building having a specific design and use).

Example:

<u>Sub Area (Abbreviation)</u>	<u>Sub Area Description</u>
TOW	2 Story with unfinished walkout basement
OWU	1 Story with unfinished walkout basement
ONE	1 Story with no basement
FOP	Frame Open Porch
ATF	Attached Frame Garage
DKG	Deck Good

Gross Building Area (GBA)

The total floor area, finished and unfinished, on all above grade floors of an enclosed building envelope (including any interior common areas such as stairways, hallways, and storage rooms), except open and enclosed porches that are not heated or open stairways, measured from the exterior of the walls; superstructure floor area excluding basement.

Note: If any portion of a residential improvement is below-grade, regardless of quality or the presence of windows, it is not included in the GBA. A bonus room above a garage may be included in the GBA calculation if the appraiser has determined that the finish, access, and utility are similar to the above grade areas.

Commercial improvements typically include all heated and unheated, and cooled areas. Basements and mezzanines may be included in the GBA calculation for commercial buildings if the appraiser has determined that the finish, access, and utility are similar to the above grade areas. Some built-out space (finished shell) located within the first floor area of a building may require an adjustment to the GBA when the entire first floor area has been described as unfinished shell space or space assigned a different occupancy.

Please carefully review all schematic diagrams as well as the actual, heated, and gross building areas to verify how basements, bonus rooms, mezzanines, and shell space have been described by the appraiser for property assessment purposes. If there are any questions, please contact the County Assessor for clarification.